



**Hawks Run
850 SF's
Ashton Woods Homes
Under Development**

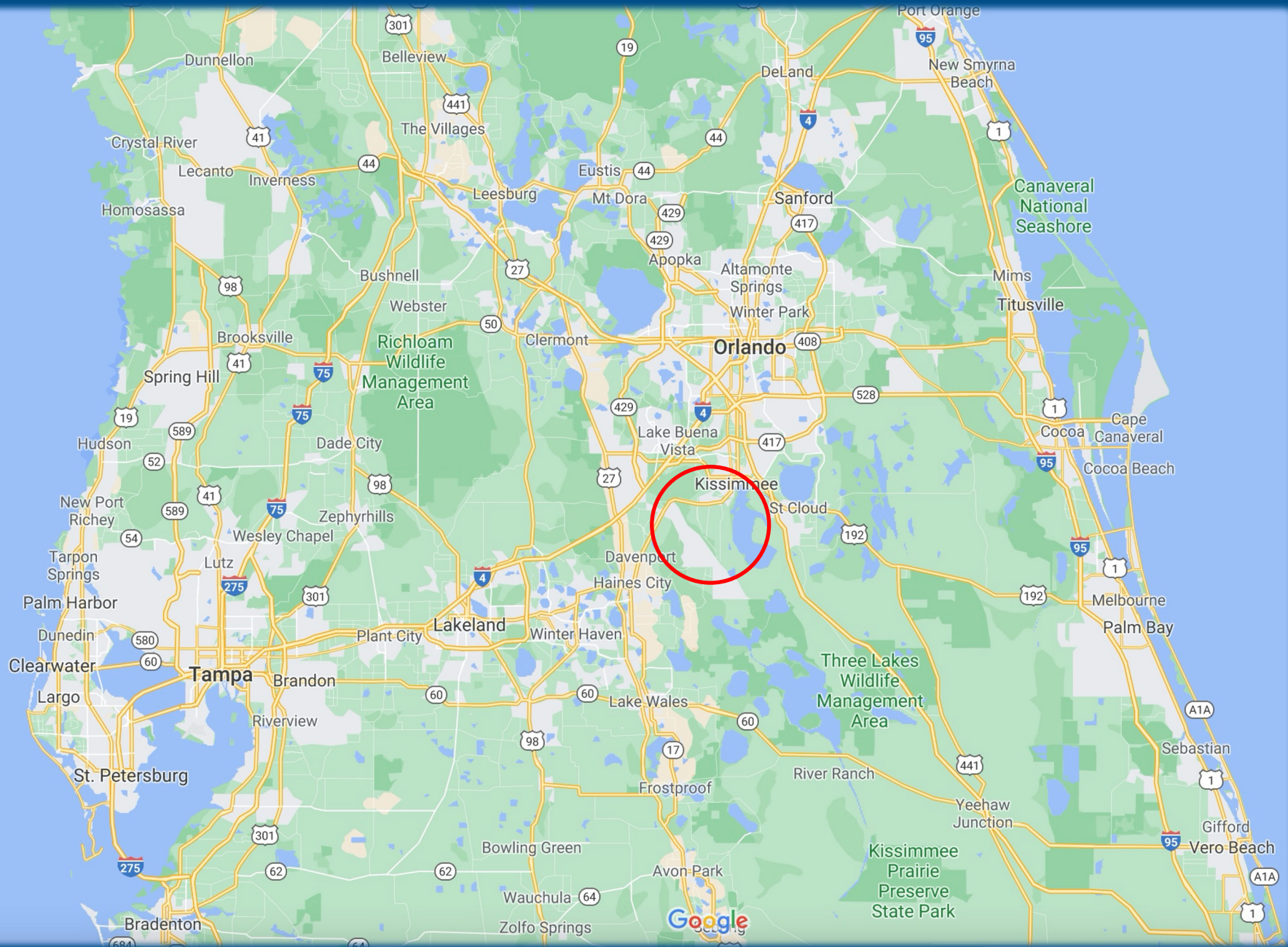
Offered Exclusively By:
Douglas James Kirlan, P.A.
Douglas Kirlan, Licensed Real Estate Broker

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West Palm Beach, FL 33409
Office: (561) 688-2102 Cell: (561) 252-1388
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Ham Brown Reserve West

Ham Brown Reserve West

Key



PROPERTY INFORMATION

PROPERTY: HAM BROWN RESERVE WEST - 23.76 ACRES

LOCATION: FRONTING ON THE WEST SIDE OF HAM BROWN ROAD, APPROXIMATELY 1.5 MILES SOUTH OF U.S. HIGHWAY 17/92 IN UNINCORPORATED OSCEOLA COUNTY/KISSIMMEE, FL

LAND USE/ZONING: CCC (COMMUNITY CENTRAL CORE)



OFFERING: THE OFFERING IS FOR THE 23.76 ACRES. A BUYER COULD BUILD A RESIDENTIAL PRODUCT BUT IT WOULD ALSO HAVE TO HAVE SOME MIXED USE/COMMERCIAL PODS. THE LANDOWNERS WOULD ENTERTAIN KEEPING THE COMMERCIAL LAND AND JUST SELL A PORTION FOR THE RESIDENTIAL.

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Terms Of Sale

PRICE: TO BE NEGOTIATED

DEPOSITS: TO BE NEGOTIATED

**INSPECTION
PERIOD:** TO BE NEGOTIATED

CLOSING: TO BE NEGOTIATED

BROKERAGE FEE: DOUGLAS JAMES KIRLAN, P.A. TO BE PAID BY SELLER

ADDITIONAL INFO:

1. THE SELLER WILL CONSIDER OFFERS WITH THE CLOSING BASED UPON SITE DEVELOPMENT PLAN (SDP) OR AS IS WITH THE CCC ZONING AND EXISTING PSP. PREFERENCE IS FOR A SALE AT PSP.

*NOTE: WE ARE NOT RESPONSIBLE FOR MISSTATEMENTS OF FACTS, ERRORS, OMISSIONS, PRIOR SALE, WITHDRAWAL FROM MARKET, OR CHANGE IN PRICE WITHOUT NOTICE.

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**Commercial
Site**

**8 Acres
Mixed Use**

**12 Acres
300 +/- MFU's**

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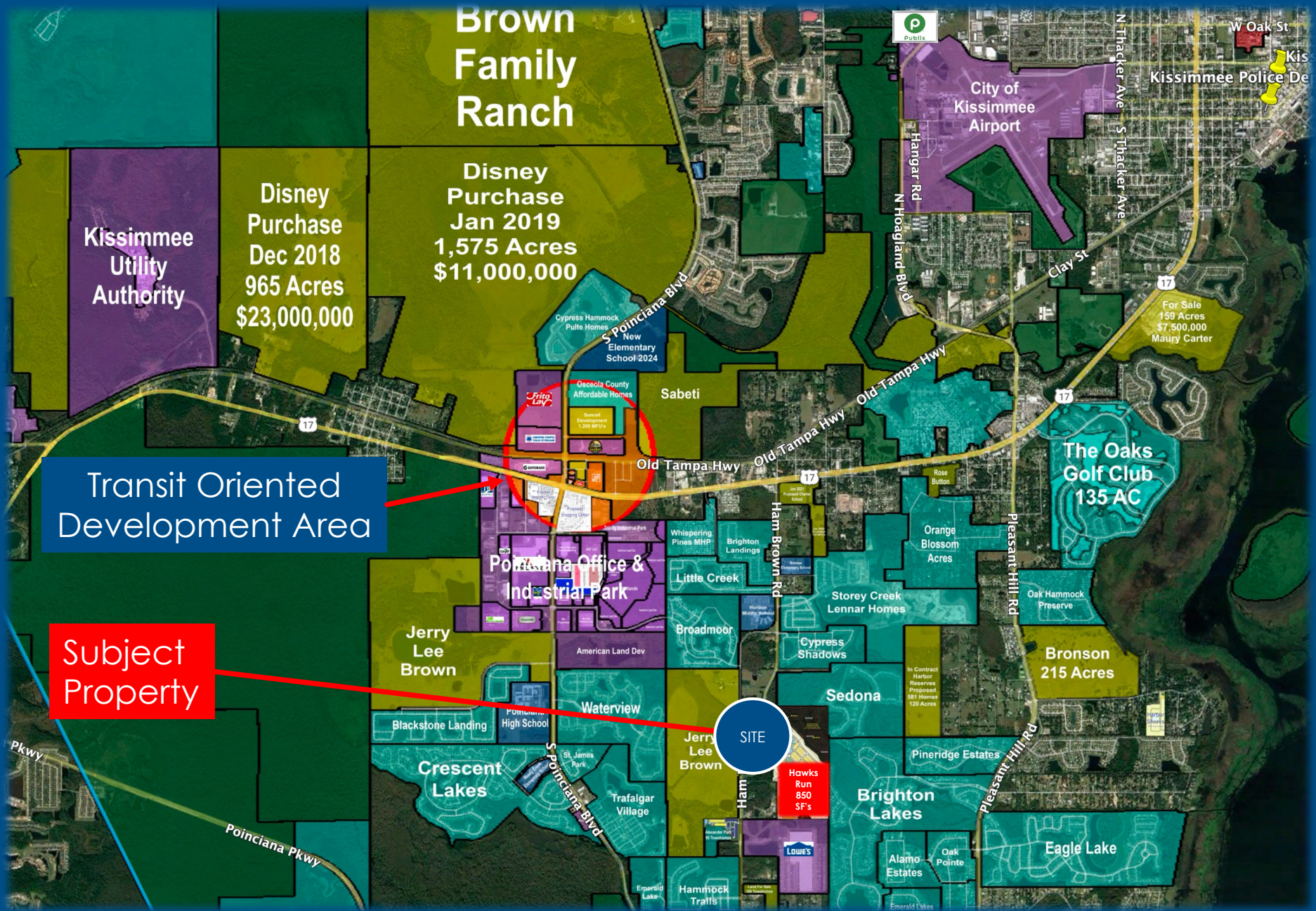
HAM BROWN RD

Ham Brown Reserve West Conceptual Site Plan



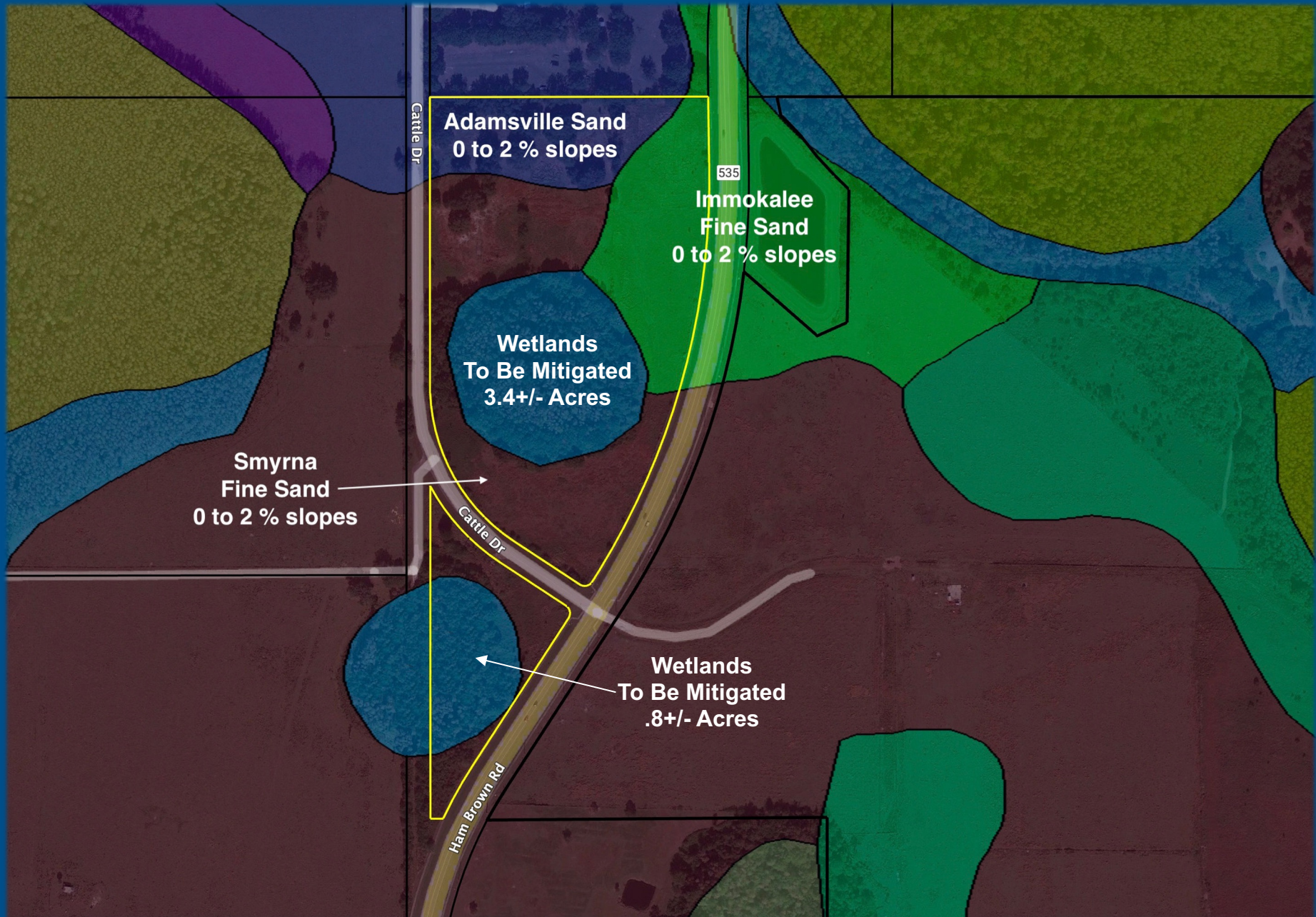
Ham Brown Reserve West Market Aerial

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Transit Oriented Development Area

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Ham Brown Reserve West Soils

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